First Regular Session Seventy-first General Assembly STATE OF COLORADO

INTRODUCED

LLS NO. 17-0914.01 Ed DeCecco x4216

HOUSE BILL 17-1312

HOUSE SPONSORSHIP

Exum and Benavidez,

SENATE SPONSORSHIP

(None),

House Committees

Senate Committees

Local Government

101

102

A BILL FOR AN ACT

CONCERNING DOCUMENTS THAT A RESIDENTIAL LANDLORD IS REQUIRED TO PROVIDE A TENANT.

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at http://leg.colorado.gov/.)

The bill requires a residential landlord to provide each tenant with a copy of a written rental agreement signed by the parties and to give a tenant a receipt for a payment made with cash or a money order. The landlord may provide the tenant with an electronic copy of the agreement or the receipt, unless the tenant requests a paper copy.

1	Be it enacted by the General Assembly of the State of Colorado:
2	SECTION 1. In Colorado Revised Statutes, 38-12-502, amend
3	introductory portion as follows:
4	38-12-502. Definitions. As used in this part 5 AND PART 7 OF THIS
5	ARTICLE 12, unless the context otherwise requires:
6	SECTION 2. In Colorado Revised Statutes, add part 7 to article
7	12 of title 38 as follows:
8	PART 7
9	REQUIRED DOCUMENTATION
10	38-12-701. Written rental agreement - copy - tenant. IF THERE
11	IS A WRITTEN RENTAL AGREEMENT, THEN A LANDLORD SHALL PROVIDE
12	EACH TENANT WITH A COPY OF THE AGREEMENT THAT IS SIGNED BY THE
13	LANDLORD AND THE TENANT, NO LATER THAN THE SEVENTH DAY AFTER
14	THE TENANT HAS SIGNED THE AGREEMENT. A LANDLORD MAY PROVIDE
15	THE TENANT WITH AN ELECTRONIC COPY OF THE AGREEMENT, UNLESS THE
16	TENANT REQUESTS A PAPER COPY.
17	38-12-702. Tenant payment - receipts. UPON RECEIVING ANY
18	PAYMENT MADE BY A TENANT WITH CASH OR A MONEY ORDER, A
19	LANDLORD SHALL PROVIDE THE TENANT WITH A RECEIPT INDICATING THE
20	AMOUNT THE TENANT PAID AND THE DATE OF PAYMENT. A LANDLORD
21	MAY PROVIDE THE TENANT WITH AN ELECTRONIC RECEIPT, UNLESS THE
22	TENANT REQUESTS A PAPER RECEIPT.
23	SECTION 3. Act subject to petition - effective date. This act
24	takes effect at 12:01 a.m. on the day following the expiration of the
25	ninety-day period after final adjournment of the general assembly (August
26	9, 2017, if adjournment sine die is on May 10, 2017); except that, if a

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- referendum petition is filed pursuant to section 1 (3) of article V of the
- state constitution against this act or an item, section, or part of this act
- 3 within such period, then the act, item, section, or part will not take effect
- 4 unless approved by the people at the general election to be held in
- November 2018 and, in such case, will take effect on the date of the
- 6 official declaration of the vote thereon by the governor.

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